

Westfield-Washington Advisory Plan Commission held a meeting on Monday, August 16, 2010 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Pete Emigh (7:08), William Sanders, Cindy Spoljaric, Bob Spraetz, Robert Horkay, Steve Hoover, Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Kevin Todd, Senior Planner; and Brian Zaiger, City Attorney

Approval of the Minutes:

Motion to approve minutes of August 2, 2010 as presented.

Motion: Hoover; Second: Spoljaric; Vote: Pass by Voice Vote

ITEMS OF BUSINESS

Case No.	1008-DP-06 & 1008-SIT-06
Petitioner	Friedman Properties, LLC
Description	4011 SR 32 East; Petitioner requests a Development Plan and Site Plan Review for a 7,000 square foot multi-tenant commercial building, located on approximately one acre in the GB District.

Todd introduced the petition stating there have been a few minor adjustments made to the site plan as a result of Technical Advisory Committee comments in order to incorporate the eastern buffer yard which is required. He further stated they have also accommodated the bicycle parking. Todd discussed a few minor landscaping issues which have been brought to the petitioner's attention; staff is recommending final landscape plan approval be delegated to staff. Todd stated that during the final review, the commitments during the 2007 rezone of the property were reviewed, and one of those commitments involved the dedication of land and payment of monies for the Midland Trail construction; staff will be following up with the credit union to make sure this happens.

Motion: To approve 1008-DP-06 & 1008-SIT-06 with the following conditions:

1. Delegate approval of the Landscaping Plan to the Westfield Community Development Department Staff;
2. Prior commitments from the credit union as far as original site approval and concerning specifically dedication land for the trail be provided;

- 1 3. That all necessary approvals and permits be obtained from the Westfield Public
2 Works Department and the Hamilton County Surveyor's Office prior to the
3 issuance of a building permit.

4
5 Motion: Sanders; Second: Horkay; Vote: 9-0
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7
8 Case No. 1008-PUD-10
9 Petitioner KRG Bridgewater, LLC
10 Description Northwest Corner of 146th Street and Gray Road; Petitioner requests an
11 amendment to Section 14 of The Bridgewater PUD; modifying standards
12 regarding wall signage for the Bridgewater Marketplace.
13

14 Todd stated this amendment would allow the tenants in the multi tenant building of 3,000
15 square feet or greater to have wall signage consistent with the City's standards for wall
16 signs; currently they are allowed half of what the city would normally provide for wall
17 signage for this type of use.
18

19 Motion to send 1008-PUD-10 to the Westfield City Council with positive
20 recommendation.
21

22 Motion: Emigh; Second: Sanders Vote: 9-0
23
24

25 Case No. 1006-DP-05 & 1006-SIT-05
26 Petitioner William Lyman
27 Description 800 Sycamore Street; Petitioner requests a Development Plan and Site Plan
28 Review for a proposed 1,200 square foot addition to the Montessori School,
29 located in the LB District.
30

31 Todd stated this addition would be used for a library at the school. He stated this project
32 was before the Technical Advisory Committee on May 25 where there were a few items
33 identified at that time. He further stated the petitioner has obtained variances from the
34 Board of Zoning Appeals to help bring the site into compliance. Todd also stated it has
35 been determined at this time they do not need a second means of access. He explained
36 that staff will still need to review the landscaping plan and that staff also has a few
37 questions on parking since the ordinance does not specifically address schools and
38 parking.
39

40 Hoover asked why the need to change the 40 feet to 30 feet on the western side.
41

42 Todd responded they have a canopy covering their drive which encroaches the 40 feet
43 and the standards state there cannot be a structure within a buffer yard.
44

45 A Public Hearing opened at 7:19 p.m.

1 No one spoke, and the Public Hearing closed at 7:20 p.m.

2
3 The Commission will vote on this item at the first Advisory Plan Commission meeting in
4 September.

5
6
7 Case No. 1001-PUD-01
8 Petitioner Estridge Development Company
9 Description 800 Sycamore Street; Petitioner requests a change in zoning on approximately
10 1,409 acres from the AG-SF1, SF-2 and Centennial North PUD districts to the
11 Symphony PUD District.
12

13 Skelton stated he has met with the petitioner since the last meeting and spent a good deal
14 of time working through comments from the last meeting. He further stated there are a
15 couple more meetings scheduled before the next meeting.

16
17 Hoover clarified it is staff's intent before the next meeting to have a new PUD with all of
18 the revisions, anything agreed to and we will have a new document to start working from.

19
20 Skelton responded yes, but encouraged the Commission that if there is anything
21 important to a Commission member that is not in the document, to advise staff.

22
23 Hoover asked if the bullet points by paragraph reviewed previously would be addressed
24 in writing in the new document in order for the Commission to see what the result of the
25 comments were.

26
27 Skelton stated that the petitioner has already responded note by note, but staff will go
28 through and verify that the way the petitioner described how they have responded is the
29 way we would characterize it.

30
31 **CITY COUNCIL LIAISON**

32
33 Horkay reported that Maples at Spring Mill PUD and Kalarama Park have both been
34 approved by Council.

35
36 Skelton stated Delellos will be coming forward for a change in zoning in looking at
37 another piece of property.

38
39 **BZA LIAISON**

40
41 Degnan discussed the administrative appeals which came forward at the BZA meeting in
42 August.

43
44
45 **ADJOURNMENT** (7:35 p.m.)
46

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2 Approved (date)
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4

5 _____
6 President, Robert Smith, Esq.
7
8

9 _____
10 Vice President, Cindy Spoljaric
11

12 _____
13 Secretary, Matthew S. Skelton, Esq., AICP